



*24 Bungay Road, Halesworth*  
Suffolk, IP19 8HW



**MUSKER  
MCINTYRE**  
ESTATE AGENTS



This charming extended Edwardian detached house sits in large gardens which are a haven for wildlife. Located a short distance of the town centre and close to the railway station.

Accommodation comprises:

- Entrance hallway
- Open plan sitting room & dining room overlooking the front garden
- Well fitted kitchen
- Garden room
- Ground floor bathroom/utility room
- Impressive family room with vaulted ceiling
- Shower room & en-suite
- Three Bedrooms
- Bathroom
- Double garage/workshop
- Long driveway with plenty of parking
- Established wonderful gardens created to attract pollinators to encourage wildlife
- Gas central heating, solar panels & two wood-burning stoves
- Versatile accommodation with annex potential



### The Property

The entrance hallway gives access to the open plan accommodation to the front of the house, which has two bay windows overlooking the private front garden, a wood burner gives a focal point in the dining room and then the room opens into the kitchen to the rear. Exposed pine floor boards flow through these rooms. The kitchen has been well fitted with a good range of hand made solid ash and maple cupboards and worktops. There is a water softener, double 'Neff' oven and a gas hob fitted. To the side of the house is a garden room made from pitch pine reclaimed from a London warehouse. Off the rear hallway is a shower room/utility room which is fitted with a large shower cubicle, w.c. and hand basin in worktops with plumbing for a washing machine below.

A wonderful reception room to the rear has been added and provides a large versatile room with a vaulted timber ceiling, patio doors to the garden and another wood burning stove, this excellent room could have a variety of uses, such as an annex/fourth bedroom, workroom or family room. On the first floor there are three bedrooms, two have fitted wardrobes and a bathroom. The bathroom offers a stylish suite comprising of a bath with a shower over, w.c. and a rectangular wash basin fitted in a work top with a cupboard below.



## Garden

The property is set back from the road and enclosed by mature hedging. There are a variety of trees and shrubs and a pond with a wide variety of bog plants to attract amphibians and invertebrates. A five bar gate opens into a long tarmac drive where there is plenty of parking. To the rear of the property are two garages, one is currently used as a workshop and both have an area above for storage. The workshop has a rear personal door. The good sized delightful rear garden is lawned and interspersed with a wide variety of trees, to include a range of fruit trees. There are many plants and flowers to attract wildlife. There are log stores and a vegetable plot and next to the rear of the property is a large paved patio and attached to the garage roof is a number of solar panels, the surplus power feeding the National Grid.

## Location

The town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a thirty minute drive away.



### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Gas fired central heating. Wood burners and solar panels. Mains electric, water and drainage.

EPC Rating: C

### Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP19 8HW

### Agents Note

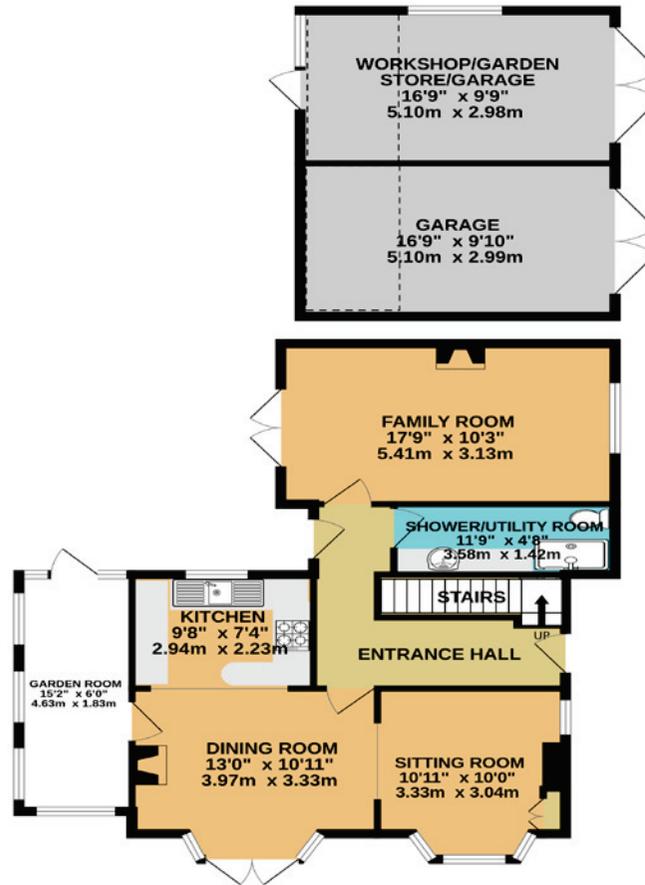
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

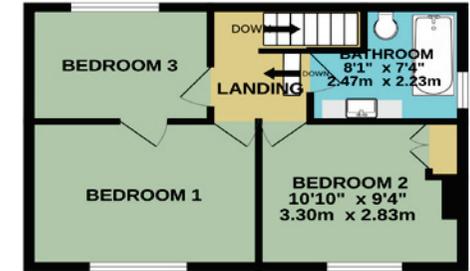
Vacant possession of the freehold will be given upon completion.

## Guide Price £450,000

GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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